

085.0

0005

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,067,900 / 1,067,900

APPRAISED:

1,067,900 / 1,067,900

USE VALUE:

1,067,900 / 1,067,900

ASSESSED:

1,067,900 / 1,067,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32-34		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PRENTICE ROBERT C TRUSTEE	
Owner 2: PRENTICE CHARLOTTE A TRUSTEE	
Owner 3:	

Street 1: 34 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PRENTICE ROBERT C--ETAL -

Owner 2: PRENTICE CHARLOTTE A -

Street 1: 34 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3334 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500							451,500

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7500.000	616,400		451,500	1,067,900		53792
							GIS Ref
							GIS Ref
							Insp Date
							08/30/18



PRIOR ID # 1: 53792
 PRIOR ID # 2:
 PRIOR ID # 3:
 PRIOR ID # 1:
 PRIOR ID # 2:
 PRIOR ID # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PREVIOUS ASSESSMENT								Parcel ID	085.0-0005-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	616,400	0	7,500.	451,500	1,067,900		Year end	12/23/2021
2021	104	FV	587,400	0	7,500.	451,500	1,038,900		Year End Roll	12/10/2020
2020	104	FV	587,400	0	7,500.	451,500	1,038,900	1,038,900	Year End Roll	12/18/2019
2019	104	FV	431,200	0	7,500.	445,100	876,300	876,300	Year End Roll	1/3/2019
2018	104	FV	431,200	0	7,500.	341,900	773,100	773,100	Year End Roll	12/20/2017
2017	104	FV	403,400	0	7,500.	322,500	725,900	725,900	Year End Roll	1/3/2017
2016	104	FV	403,400	0	7,500.	296,700	700,100	700,100	Year End	1/4/2016
2015	104	FV	357,800	0	7,500.	277,400	635,200	635,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
PRENTICE ROBERT	61529-152		4/2/2013	Convenience		10	No	No							
	12530-154		9/27/1973			44,500	No	No	N						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/29/2016	107	Manual	1,460					insulation	8/30/2018	TTL REFUSAL	BS	Barbara S					
1/29/2016	106	Manual	2,516						3/4/2009	Measured	372	PATRIOT					
9/15/1992	439		24,485					ADD 2 DORMERS 24X2	1/24/2000	Mailer Sent							
									1/24/2000	Measured	276	PATRIOT					
									8/7/1993		TH						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average			646-8511.								
Sty Ht:	2T - 2 & 3/4 Sty		A Bath:		Rating:												
(Liv) Units:	2	Total: 2	3/4 Bath:		Rating:												
Foundation:	3 - BrickorStone		A 3QBth:		Rating:												
Frame:	1 - Wood		1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:												
Sec Wall:			OthrFix:		Rating:												
Roof Struct:	2 - Hip		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Good			1st Res Grid Desc: Line 1 # Units 2								
Color:	BROWN		A Kits:		Rating:												
View / Desir:			Frl:		Rating:												
GENERAL INFORMATION						WSFlue:		Rating:									
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1915	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:							% Own:										
Lump Sum Adj:							Name:										
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN		
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal	2	- Plaster	Functional:		%	Interior:	2	6	3								
Sec Int Wall:			Economic:		%	Additions:											
Partition:	T - Typical		Special:		%	Kitchen:											
Prim Floors:	3	- Hardwood	Override:		%	Baths:											
Sec Floors:			Total:	18.6	%	Plumbing:											
Bsmnt Flr:	12	- Concrete	CALC SUMMARY						Electric:								
Subfloor:			Basic \$ / SQ:	180.00		Res Breakdown:											
Bsmnt Gar:			Size Adj.:	0.96496058		Exterior:	No Unit	RMS	BRS	FL							
Electric:	3	- Typical	Const Adj.:	0.99980003		Interior:	2	6	3								
Insulation:	2	- Typical	Adj \$ / SQ:	173.658		Additions:											
Int vs Ext:			Other Features:	107500		Kitchen:											
Heat Fuel:	2	- Gas	Grade Factor:	1.00		Baths:											
Heat Type:	5	- Steam	NBHD Inf:	1.00000000		Plumbing:											
# Heat Sys:	2		NBHD Mod:			Electric:											
% Heated:	100	% AC:	LUC Factor:	1.00		Heating:											
Solar HW:	NO	Central Vac:	Adj Total:	757252		General:											
% Com Wal			Depreciation:	140849		Totals:	2	12	6								
			Deprecated Total:	616403													
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val									
Make:						Juris. Factor:		Before Depr:	173.66								
Model:						Special Features:	0	Val/Su Net:	125.87								
Serial #:						Final Total:	616400	Val/Su SzAd	184.90								
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 085.0-0005-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	



